

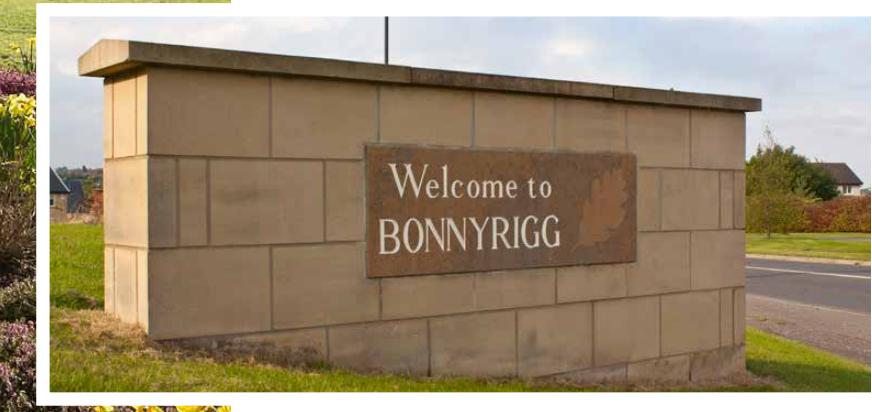




THE LOCATION

Bonnyrigg is a small thriving town in the county of Midlothian perhaps some eight miles from the city centre. It is surrounded by open countryside and forms part of a crescent of similar small towns stretching from Musselburgh in the east through Dalkeith, Eskbank, Bonnyrigg, Loanhead, Roslin to Penicuik to the west.

The town has an excellent shopping centre and people travel in from a wide radius to take advantage of its opportunities. A great deal more than normal daily requirements are catered for in this location and there is also a good choice of banking and Post Office services. Should all of this prove to be insufficient, it is a relatively simple matter to travel into Dalkeith which provides truly excellent alternatives. Within the town, there is a library, a swimming pool with additional leisure facilities, tennis courts and a golf course at Broomieknowe. There is a Sports Complex at Lasswade High School, a Bowling Green near the school and no end of local social activities.





THE PROPERTY

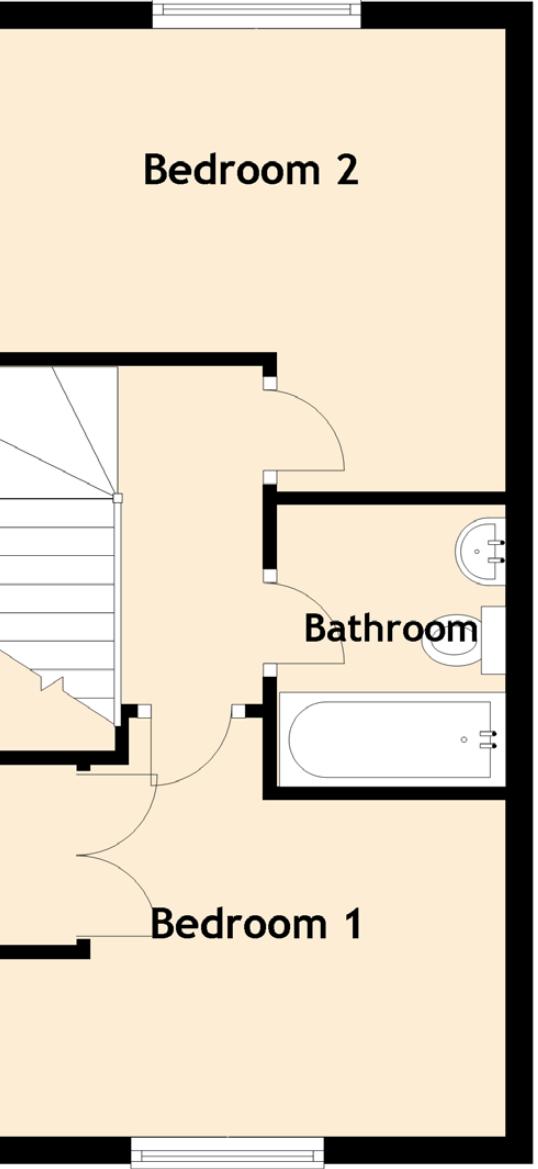
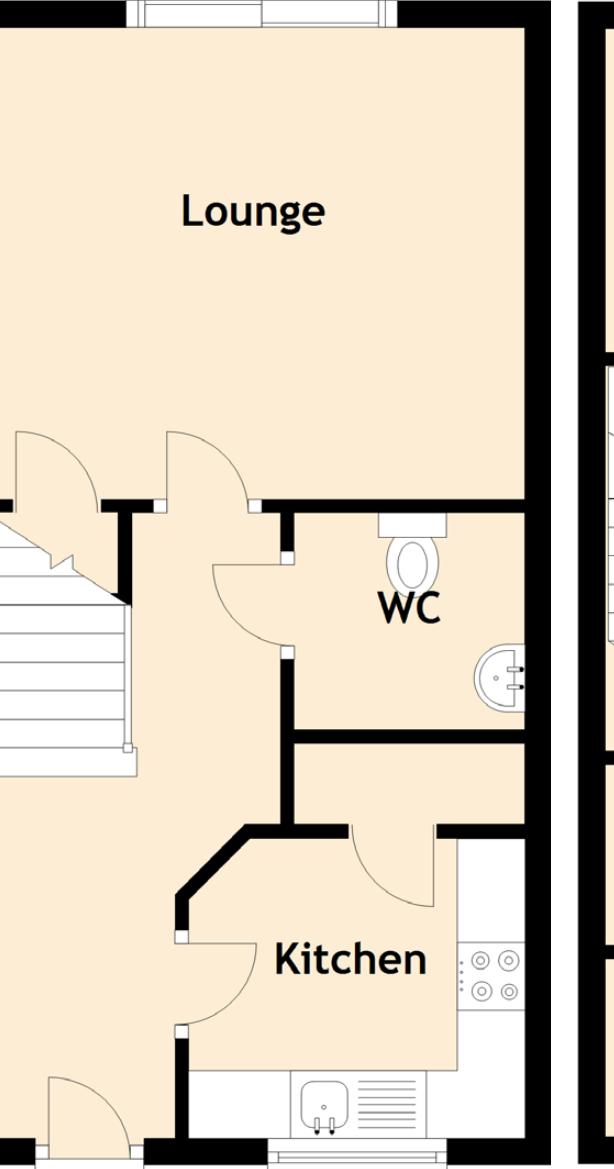
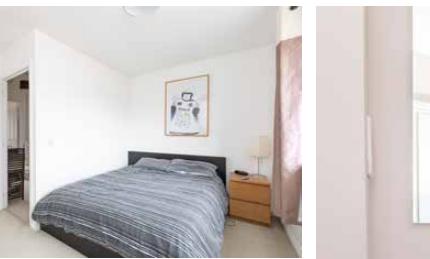
An excellent opportunity to acquire this highly desirable two bedroom terraced house, making for an ideal family home and located within the Hopefield development of Bonnyrigg.

Internally this accommodation is in excellent decorative order, with the ground floor briefly consisting of an entrance hallway, a bright and spacious lounge, with under-stair storage cupboard and access to the rear garden through double patio doors and a modern kitchen benefiting from an integrated four gas hob/ oven, extractor hood, fridge/ freezer, washing machine and dishwasher and pantry. The first floor comprises, a landing, two double bedroom both of which are flooded with light and

provide space for storage units and furniture arrangements and a three-piece, partially tiled family bathroom, benefiting from an overhead shower. The attic is accessed via the landing, providing more than adequate additional storage space.

This property also benefits from gas central heating, full double glazing and a single allocated space to accommodate for off-street parking. There is more than adequate on-street parking to accommodate visitors. There are private garden grounds to the front and rear of the property. Viewing of this property is highly recommended.

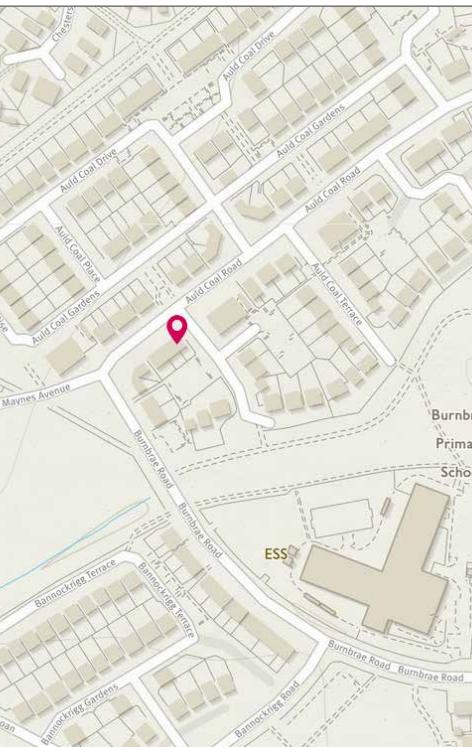




Approximate Dimensions (Taken from the widest point)

Lounge	3.90m (12'10") x 3.48m (11'5")
Kitchen	2.48m (8'2") x 2.21m (7'3")
Bedroom 1	3.88m (12'9") x 3.11m (10'2")
Bedroom 2	3.88m (12'9") x 3.44m (11'3")
Bathroom	2.09m (6'10") x 1.70m (5'7")
WC	1.70m (5'7") x 1.60m (5'3")

Gross internal floor area (m^2): 64 m^2 | EPC Rating: C





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offer. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
BEN STEWART CLARK
Surveyor



Professional photography
ROSS MCBRIDE
Photographer

Layout graphics and design
ALAN SUTHERLAND
Designer